

## ADDENDUM # 1

CITY OF TORRANCE  
3031 Torrance Blvd.  
Torrance, CA 90503

RFP NO. B2016-09

---

### RFP for Design Build for CNG Retrofits to the Transit Garage for maintenance of Heavy Duty Compressed Natural Gas Fuel Vehicles

---

#### ADDENDUM # 1- Issued 2/17/16

THE FOLLOWING CHANGES ARE HEREBY INCORPORATED INTO AND MADE A MANDATORY PART OF SUBJECT RFP:

Proposal due date remains **Monday, March 7<sup>th</sup>, 2016 at 3:00 pm** in the City Clerk's office.

PROJECT BUDGET: \$ 750,000

CLARIFY: There is ventilation in the pits.

CLARIFY: The City of Torrance, Transit Department's DBE goal is 4%

CLARIFY: Minor work will be accomplished in 4 maintenance bays (east side of building), Major work will be accomplished in 5 maintenance bays (west side of building).

Below are questions raised during the proposal preparation period with answers in bold.

1. Can the City provide the copies of the "As-Built" Electrical Drawings and Lighting Plans for both buildings to be used for reference in the development of our preliminary design and Proposal?

**Copies of available drawings are being made available to bidders on the City website for download. Please be aware that these drawings may not accurately reflect the actual conditions of facility. The selected vendor will need to perform a thorough site investigation of existing conditions. Time and cost for this investigation must be a part of the fee proposal.**

2. Can the City provide the copies of the "As-Built" Mechanical and HVAC Drawings for both buildings for reference in the development of our preliminary design and Proposal?

**see response to #1**

3. Can the City provide the copies of the "As-Built" Architectural and Structural drawings for both buildings for use in developing our preliminary design and Proposal?

**see response to #1**

4. It is unclear as to the form and format the City wishes the Pricing to be turned in with the Proposal. The Price Proposal section (page 26) asks for a "Not to Exceed Price" to be inserted in the spaces provided. Is the intent that these prices are "budgetary pricing" for discussion only and that actual contract pricing will be determined by negotiations after Contractor Selection is made?

**The Not To Exceed (NTE) price should reflect all costs anticipated for the project. Sections "Evaluation of Proposals" and "Price Proposal" outline methodology and format. In the submitted Price Proposal, the Proposer must attached a full description for each category explaining what they are proposing. All services must be itemized. Do not bundle.**

5. It is unclear how the concept of “Cost and Cost Effectiveness” will be evaluated and assessed. As this represents 20% of the evaluation criteria, a better explanation is needed as to how the City will grade and evaluate this section when after award, this number will likely change through negotiation.

**Cost and cost effectiveness includes:**

- a) **Cost**
  - b) **What elements are included in the cost**
  - c) **How are unforeseen conditions, changes in site conditions and changes in design due to regulatory requirements to be handled.**
6. How is “cost effectiveness” to be evaluated and assessed? In short, how will a final Contract Price be determined?

**For evaluation of cost effectiveness see #5. Costs shall be provided during the Part II – Interview portion. Final contract price may be adjusted during final negotiations (PART III – Post Interview)**

7. Under this stated process, how are unforeseen conditions or changes in site conditions or changes in design due to regulatory requirements to be handled and those costs compensated once the contract is awarded?

**How the contractor intends to deal with unforeseen conditions, changes in site conditions or changes in design due to regulatory requirements should be included in the proposal. As the design and construction shall be performed by the contractor and most existing points of connection are readily visible, added costs for these issues are expected to be eliminated or minimized. How these issues are proposed to be resolved will be a key element of each proposal under Cost/Cost Effectiveness**

8. As both project are predominately an electrical upgrade and retrofit, there are going to be periods where the power will need to be shut down in order to transition from the old system to the new system. This will affect operations within these buildings at certain times? How will this be coordinated and accomplished to minimize the impacts to both the Contractor and the City work forces?

**The RFP package covers down time and scheduling of power outages under scope of work.**

**Please return this addendum with your bid proposal.**

I hereby acknowledge receipt of this addendum.

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code